



John T. Auburger
Supervisor

TOWN OF GREECE

1 Vince Tofany Boulevard • Greece, New York 14612-5016

BOARD OF ZONING APPEALS AGENDA

March 16, 2010

General Information:

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Roll Call:

Albert F. Meilutis, Chairman

Diana M. Christodaro

Randy T. Jensen

William F. Murphy

John J. Riley

Christopher A. Schiano, Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Mary Jo Santoli, Secretary to the Zoning Board

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

OLD BUSINESS:

- 1. Applicant:** Simonetti Property Management, LLC
Location: 2037, 2047 & 2081 West Ridge Road
Mon. Co. Tax No.: 074.19-5-6.11, 074.19-5-5.1 & 074.19-5-2.111
Zoning District: BP-2 (Professional Office) & BR (Restricted Business)
Request: a) An area variance for a business center to have a second freestanding sign of 68.8 sq. ft., instead of the one 80.0 sq. ft. maximum permitted. Sec. 211-52 B (1)(a)[2] & Sec. 211-52 B (1) (d), Table VI

b) An area variance for a business center to have a third freestanding sign of 49.6 sq. ft., instead of the one 80.0 sq. ft. maximum permitted. Sec. 211-52 B (1)(a)[2] & Sec. 211-52 B (1) (d), Table VI

NEW BUSINESS:

- 1. Applicant:** Robert T. & Judith W. Rushforth
Location: 390 Red Apple Lane
Mon. Co. Tax No.: 059.08-1-60
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing enclosed porch located approximately 5.0 ft. from an existing in-ground pool, instead of the 10.0 ft. minimum required. Sec. 184-5 A (2).
- 2. Applicant:** Michael J. Favata
Location: 750 Guinevere Drive
Mon. Co. Tax No.: 073.02-8-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing deck (10.0 ft. x 26.0 ft.; 260.0 sq. ft.), located in a side yard, where accessory structures, including decks, are permitted in rear yards only. Sec. 211-11 E (3)

3. **Applicant:** Elizabeth A. Kreason
 Location: 349 Windsor Road
 Mon. Co. Tax No.: 046.20-8-41
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for an existing deck (approximately 139.5 sq. ft.), located in a front yard, where accessory structures are permitted in rear yards only; and for said deck to have a front setback of 33.1 ft. (measured from the east right-of-way line of Windsor Road), instead of the 35.4 ft. minimum established by the neighborhood average. Sec. 211-11 D (2), Table I, Sec. 211-11 E (1); Sec. 211-11 E (3)
4. **Applicant:** Gerard Welch
 Location: 24 Hiett Road
 Mon. Co. Tax No.: 074.16-1-12
 Zoning District: R1-E (Single-Family Residential)
 Request: a) An area variance for a proposed detached garage addition (approximately 488 sq. ft.) to have an (east) side setback of 5.3 ft., instead of the 6.0 ft. minimum required. Sec. 211-11 E (1), Table I

 b) An area variance for a proposed detached garage addition (approximately 488 sq. ft.), totaling approximately 937 sq. ft. in all accessory structures, where 800 sq. ft. is the maximum gross floor area permitted for lots under 16,000 sq. ft. in area. Sec. 211-11 E (1), Table I
5. **Applicant:** Suzanne Cassata, DDS
 Location: 3208 Latta Road
 Mon. Co. Tax No.: 045.03-1-11
 Zoning District: BR (Restricted Business)
 Request: a) An area variance for a proposed second (south side) building-mounted sign, with a sign area of 60.5 sq. ft, instead of the one 28.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII

 b) An area variance for a proposed third (southwest side) building-mounted sign, with a sign area of 17.7 sq. ft., instead of the one 28.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII

 c) An area variance for a proposed fourth (west side) building-mounted sign, with a sign area of 17.8 sq. ft., instead of the one 28.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII

6. **Applicant:** Rochester Immediate Medical Care PLLC
 Location: 2745 West Ridge Road
 Mon. Co. Tax No.: 074.13-3-45
 Zoning District: BP-2 (Professional Office)
 Request: a) An area variance for a proposed second (east side) building-mounted sign, with a sign area of 61.8 sq. ft., instead of the one 50.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII

 b) An area variance for a proposed third (west side) building-mounted sign, with a sign area of 61.8 sq. ft., instead of the one 50.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII
7. **Applicant:** Ramay Central LLC, D&D Partners Rochester LLC & Ramay West/Greece LLC
 Location: 2590, 2600 & 2648 West Ridge Road
 Mon. Co. Tax No.: 074.14-1-23, 074.14-1-24.1 & 074.14-1-26
 Zoning District: BR (Restricted Business)
 Request: a) An area variance for a permitted second freestanding sign for a business center, with a sign area of 115.5 sq. ft., instead of the 80 sq. ft. maximum permitted. Sec. 211-52 B (1)(d), Table VI

 b) An area variance for a third freestanding sign to have a sign area of 97.5 sq. ft., instead of the two freestanding signs of 80.0 sq. ft. permitted for a business center which has frontage on more than one New York State or Monroe County highway, has more than 300 ft. of frontage on each said highway and has direct vehicular access to each said highway. Sec. 211-52 (B) (1)(a)[3], Sec. 211-52 B (d), Table VI

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

APPROVAL OF MINUTES

ADJOURNMENT